

11 August 2023

Ref No: 33313546400/A3/HL/sl

Planning Administration
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

SUBMISSION VIA THE PLANNING PORTAL: PP-12383576
COPY OF THIS LETTER VIA EMAIL TO: caroline.ford@cherwell-dc.gov.uk

Dear Sir/Madam,

LAND AT NORTH WEST BICESTER, CHARLOTTE AVENUE, BICESTER, OX27 8BP
DISCHARGE OF CONDITION SUBMISSION PURSUANT TO PLANNING APPROVAL REF. 21/01630/OUT
(APPEAL REF: APP/C3105/W/23/3315849)
ON BEHALF OF FIRETHORN DEVELOPMENTS LIMITED

We write on behalf of our Client, Firethorn Developments Limited, and pursuant to the approval of the outline planning application referred to above to make a discharge of condition submission pursuant to Condition 18 (CEMP), and for the partial discharge of Part h) of that condition (the CTMP) as follows:

No development shall take place until a site wide Construction and Environmental Management Plan (CEMP) has been submitted to and agreed in writing by the Local Planning Authority. The CEMP shall include:

- a. *Soil Handling and Earthworks Strategy*
- b. *Dust Management Plan;*
- c. *Protection of water resources*
- d. *Protection of species and habitats (including arrangements for a site walkover survey undertaken by a suitably qualified Ecologist, including for badgers);*
- e. *Arboricultural Method Statement undertaken in accordance with BS:5837:2012*
- f. *Carbon Reduction Strategy (which outlines how embodied carbon will be reduced)*
- g. *Emergency Planning and Incidents Response*
- h. *Construction Traffic Management Plan (CTMP)*
- i. *Waste Management*
- j. *Details of site compounds, offices temporary fencing and lighting.*
- k. *Delivery and construction working hours*
- l. *Details of site management practices for contractors and visitors*
- m. *Wastewater strategy.*

The approved Construction Environment Management Plan shall be adhered to throughout the construction period for the development.

Reason: To manage construction process and to ensure that the impacts to soils, air quality, contamination and ground conditions, ecological habitats, cultural heritage, noise and vibration, heritage assets, transport and waste as well as neighbouring and nearby residents and climate impacts are managed in accordance with the mitigation outlined in the Environmental Statement (including the Environmental Statement) and in accordance with Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy

Framework. This information is required prior to the commencement of the development as it is fundamental to the acceptability of the scheme to ensure that construction impacts are managed and to avoid impacts on the environment and local residents.

Accordingly we enclose the following document for your consideration and approval:

- Draft Construction Traffic Management Plan (CTMP), prepared by Velocity, dated August 2023, ref. D004 (Version 0.1).

The CTMP is being submitted in draft for approval on the basis that, once a contractor is appointed for the site, they will review the CTMP and finalise it, at the same time as submitting the remainder of the CEMP requirements to your Authority for approval. The CTMP is being submitted at this stage to enable us to provide greater flexibility in the delivery of development on the site, whilst seeking to minimise any disturbance for adjoining residents.

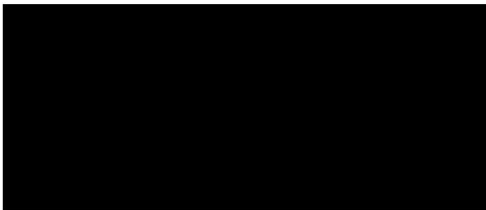
In respect of the partial discharge of this Condition, we would suggest that wording to the effect of the following (or similar) is included within the decision notice issued in respect of this submission in order to ensure that the Council reserves its position in respect of the remainder of the Condition 18 requirements:

I can confirm that the above details submitted in relation to the CTMP to manage traffic during construction are acceptable. As such I can confirm that this aspect of Condition 18 (Part h) has been satisfied.

However, the remaining elements of the Construction and Ecological Management Plan required by Condition 18 remain outstanding and you are reminded that development shall not be commenced until all details pursuant to Condition 18 have been approved by the Local Planning Authority.

We look forward to receiving your confirmation of the receipt and validation of this submission.

Yours sincerely,



HANNAH LEARY
Planning Director

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STANTEC UK LIMITED

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